



Thursday, December 2, 2021

Community Development Department Conference Room, 7:00PM

Present: Frank Farmer (Alternate - Voting as Regular for Renee Mallett), Peter Griffin (Regular), Carol Pynn (Regular), Derek Saffie (Regular), Wendy Williams (Regular)

Karl Dubay and Chris McCarthy were in attendance to discuss plans for their development at 11 Indian Rock Road. Since the last time a plan for this lot was before the Commission, McCarthy has acquired additional land to expand the development. The expanded plan now includes more natural space and a small park. The historic "Bowery Brae" cabin that is on the property is expected to be relocated elsewhere in the development.

Dubay will retain an expert to determine if the cabin can be relocated, and if so, hire a professional building mover to relocate it. The current plan is for the cabin to be placed in the development's park area against a hillside. It is possible that this area could be accessible to the public through a trail network in the future.

Wendy Williams asked that the cabin be placed on a foundation and raised concerns that care is taken to avoid damage to the chimney.

Dubay welcomed input from the Commission on uses for the cabin.

Peter Griffin asked that any historic stone walls on the property be repurposed within the development, and in response Karl Dubay confirmed that the stones would be reused.

Peter Gumaskas will try to photograph the cabin in the coming weeks.

After the state of the cabin has been assessed and the Commission's feedback worked into an updated plan, Karl Dubay plans to bring the updated plan before the Commission again in January.

There was verbal agreement that the Commission is agreeable to the preliminary plan and proposed preservation of the historic cabin, with use and relocation to be determined.

Wendy Williams will meet with Dave Sullivan to discuss plans to request an LCHIP grant for restoration of the Town Hall. Current plan is to apply for the grant in anticipation of it being awarded in November of 2022, using estimates provided by Steve Bedard. A warrant article could be included on the 2023 ballot to appropriate the balance of the funds, with an extension if the vote is "no". Commission members will draft the grant.

Carol Pynn reported no significant TRC updates except for the previously discussed 11 Indian Rock Road.

Frank Farmer made a motion to accept the Indian Rock Historic District warrant article drafted by Peter Griffin; seconded by Carol Pynn, 5 - 0.

The remaining budget for 2021 includes \$2,600 for the restoration of portions of the Searles Wall, \$4,000 for historic site and district signs, \$3,000 for Steve Bedard's assessment of the Town Hall, \$200 for film, with several hundred still remaining.

DRAFT



Peter Griffin will ask the Board of Selectmen to waive the RFP requirement in favor of a single bid for the quote he received for the restoration of portions of Searles Wall. The cost, less the \$2,600 allocated in the 2021 budget, will be paid from the property maintenance trust in 2023.

Derek Saffie gave an update on the proposal for the Nutfield "then and now" book. Plan is to finish the proposal for all three towns by the first week of February.

Wendy Williams asked that all members verify their terms are correct in last year's annual report for inclusion in the next annual report.

Frank Farmer is attempting to get approval for placing a historic site sign on school property at the London Bridge Causeway.

Peter Griffin made a motion to adjourn at 8:52PM; seconded by Derek Saffie, 5 - 0.

DRAFT



TRC - December 2, 2021

1. Parcel 22-R-1, 155 Range Road: This case was previously heard on 9/9/2021 as workforce housing. Discussion about WWPDP protection. Joe Maynard noted that the old plan has been changed to two houses with a shared driveway. Wetlands will not be restored, but the State okayed plan.
2. 2 Third Street: no historic comment
3. Parcel 11-A-510 and Parcel 11-A-545, 11 Indian Rock Road: VCD subdivision with 45 townhouses. This site is on the HRL. Fire requested improved access and exits. Chris McCarthy will move the log cabin after being evaluated by a state approved architectural historian. HDC should submit historic road name suggestions.
4. Parcel 13-C-400, 9 Roulston Road: Windham Woods School expanded parking.

DRAFT